

## \$425,900 - 12226 38 Street, Edmonton

MLS® #E4444006

**\$425,900**

4 Bedroom, 2.50 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Bergman, Edmonton, AB

Welcome to this spacious and charming family home, brimming with potential and opportunity. Nestled on a generous lot in a mature neighbourhood, this well-constructed property provides a sturdy foundation and ample space—ready for your personal touch. This spacious 4 bedroom, 3 bathroom 1,456 square foot bi-level house still has its original owners, who are now ready to relocate. While the home does require some cosmetic renovations, it presents an ideal platform to update to your preferences. The home boasts a spacious U-shaped kitchen with an adjacent dining area and a large living room. There are three bedrooms upstairs and a cozy 2 pce ensuite. The basement also features ample square footage, including a large family room with a wood burning fireplace, a bedroom and a 3 pce bathroom with a built-in hot tub! Outdoors, a huge yard and amazing garden, 23x23 garage equipped with a shop perfect for individuals who enjoy DIY projects. Recent improvements include newer windows and roof. Don't miss this one!

Built in 1983

### Essential Information

MLS® # E4444006

Price \$425,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	12226 38 Street
Area	Edmonton
Subdivision	Bergman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2J3

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	7
Zoning	Zone 23

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